

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of February 3, 2004

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

NEW BUSINESS

Variance

1. Gilkey Single-Family Residence, V03-011, Crest/Dehesa/Granite Hills/Harbison Canyon Community Plan, A72 General Agricultural Use Regulation (Sibbet)

This is a Variance request to decrease the front yard setback from 60 feet to 30 feet to construct a single-family residence and the required parking. The required setback is taken from the centerline of a 60-foot wide private easement that is not utilized. Prior to the issuance of any building permit on this property, the applicant is required to dedicate a new easement to provide access for the surrounding property owners. The proposed easement will be dedicated in the location that the surrounding property owners currently cross the subject property. The project is a vacant 11.9-acre lot (APN 513-091-01) immediately north of 1748 Harbison Canyon Road, Crest/Dehesa/Granite Hills/Harbison Canyon Planning Area, A72 General Agricultural Use Regulation. The building area on the subject parcel is very limited due to steep slopes and access.

Minor Use Permits

2. AT&T Wireless, ZAP 03-013, Jamul / Dulzura Community Planning Area, A72 Use Regulation (Murphy)

This is a request for a Minor Use Permit for a wireless communication facility in accordance with Sections 1355, 2704, and 7350 et seq. of the Zoning Ordinance. The proposed facility consists of 6 antennas in 3 sectors and a microwave antenna all flush-mounted on an existing 56-foot high grain silo with a wood shed to house 4 outdoor equipment cabinets on an 8-foot by 17-foot concrete pad. The antennas will be painted to match the grain silo. The lease area is 8-feet by 17-feet. The project is located at 17348 Lyons Valley Road in the Jamul/Dulzura Community Planning Area.

3. Cingular Wireless Telecommunications Facility, ZAP 02-054, Ramona Community Plan Area, A72 General Agriculture Use Regulation (Arndt)

The proposed project is an application for a Minor Use Permit for an unmanned telecommunications facility consisting of a 50-foot-high artificial pine tree (monopine) mounted with 12 panel antennas. Associated equipment including 4 equipment cabinets would be located on the ground at the base of the monopine in a 160 square foot prefabricated equipment shelter with a maximum height of 10 feet, 3 ½ inches. The project is sited on property zoned A72 General Agriculture Use Regulations, which permits minor impact utilities under the civic use types subject to a Minor Use Permit pursuant to Section 2724b of the Zoning Ordinance. In addition, the project seeks exception to the specified 35-foot height limit of the zone pursuant to Section 4622b of the Zoning Ordinance. The property is also zoned with an "A" Agricultural Preserve Special Area Regulations, which require that the required findings subject to Section 5110 of the Zoning Ordinance are made. The property is also zoned with the "S" Scenic Area Regulations, which requires Site Plan review subject to Section 5205 of the Zoning Ordinance. The subject property is designated (20) General Agriculture by the Ramona Community Plan and is located at 23414 Highway 78 in Ramona.

4. Cingular Wireless, ZAP 00-028W², Central Mountain Subregional Plan Area, A70 (Limited Agriculture) Use Regulation, General Plan Land Use Designation (23) National Forest and State Parks (Bunnemeyer)

This is a request for a Modification of approved Minor Use Permit ZAP 00-028W¹ for an existing cellular communication facility, which authorized the location and use of an unmanned wireless communications facility and associated equipment cabinets located at 7505 Campbell Ranch Road in the Central Mountain Subregional Plan Area. A wireless communication facility is classified as a Minor Impact Utility Use Type in the Zoning Ordinance and is allowed pursuant to Section 2704.b of the Zoning Ordinance upon issuance of a Minor Use Permit in the A70 (Limited Agriculture) Use Regulation. The facility would co-locate and share the use of the existing 75 foot tall monopine adding three (3) antenna arrays that each include two (2) antennas at a 42 foot high level below the existing Verizon and Cingular antennas and install four (4) additional outdoor equipment cabinets adjacent to the existing Verizon and Cingular equipment cabinets. The footprint of the existing 2,400 square foot equipment lease area would not be enlarged.

"THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO'S WEBSITE AT "WWW.CO.SAN-DIEGO.CA.US". VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT "WWW.SDCDPLU.ORG."